

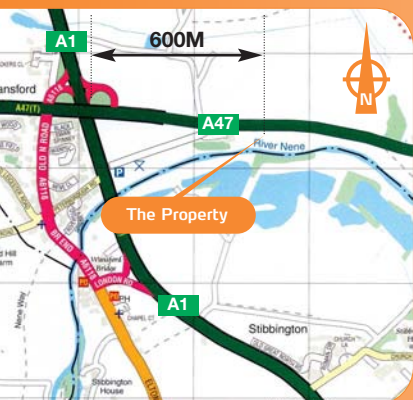
lot 40

BP Service Station, A47 (A1 Junction)
Wansford, Near Peterborough, Cambridgeshire PE8 6LB

Rent
£70,299
 per annum
 exclusive (2)

Freehold Petrol Filling Station Investment

- Let to Snax 24 Ltd until 2034 (subject to option)
- Annual 2% fixed rental increases (2)
- Prominent A47 location, close to A1
- Six Week Completion Period Available



Location

Miles: 7.5 miles south of Stamford
 8.5 miles west of Peterborough
 33 miles east of Leicester
 Roads: A1 (600m), A47
 Rail: Peterborough Rail Station (45 mins to London Kings Cross)
 Air: East Midlands International Airport, London Stansted

Situation

The property is situated in a highly prominent roadside location on the A47, which is one of the main east to west arterial roads within the East Midlands connecting Leicester with Kings Lynn. The junction with the A1 (M) is some 600 metres to the west.

Description

The property comprises a Petrol Filling Station with 8 pumps, a convenience store and car wash and benefits from a site area of approximately 0.29 hectares (0.72 acres). The property benefits from being the last petrol filling station before the junction with the A1.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Shop	64.10 sq m (690 sq ft)	SNAX 24 LIMITED (1)	30 years from 10/11/2004 until 2034 on a full repairing and insuring lease (3)	£70,299	Annually to 102% (2)
Totals		64.10 sq m (690 sq ft)			£70,299	

- (1) For the year ending 30th September 2011 SNAX 24 Limited reported a turnover of £223,262,000, a pre tax profit of £1,062,000 and a total net worth of £44,063,000. (Source www.riskdisk.com 09/01/2013).
- (2) The lease provides for the rent to be increased annually to 102% of the rent payable in the previous year, rising in November 2013 to £71,704.98.
- (3) The lease provides for a tenant only option to determine the lease at the end of the 20th and 25th year of the term and giving not less than 18 months notice.

For further details please contact:

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